093.0	0004	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	702,500 / 702,500
					USE VALUE:	702,500 / 702,500
					ASSESSED:	702,500 / 702,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCKEE PAMELA C
Owner 2:	
Owner 3:	
Street 1:	74 RONALD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JOHNSTONE IAN -
Owner 2:	MCKEE PAMELA C -
Street 1:	74 RONALD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,147 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1794 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4147.000	320,200	1,200	381,100	702,500
Total Card	0.095	320,200	1,200	381,100	702,500
Total Parcel	0.095	320,200	1,200	381,100	702,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.58 | /Parcel: 391.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	60445
GIS Ref	
GIS Ref	
Insp Date	08/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0004-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	320,300	1200	4,147.	381,100	702,600	702,600	Year End Roll	12/18/2019
2019	101	FV	239,900	1200	4,147.	386,500	627,600	627,600	Year End Roll	1/3/2019
2018	101	FV	247,800	1200	4,147.	288,500	537,500	537,500	Year End Roll	12/20/2017
2017	101	FV	247,800	1200	4,147.	261,300	510,300	510,300	Year End Roll	1/3/2017
2016	101	FV	247,800	1200	4,147.	250,400	499,400	499,400	Year End	1/4/2016
2015	101	FV	233,900	1200	4,147.	212,300	447,400	447,400	Year End Roll	12/11/2014
2014	101	FV	233,900	1200	4,147.	201,400	436,500	436,500	Year End Roll	12/16/2013
2013	101	FV	233,900	1200	4,147.	191,600	426,700	426,700		12/13/2012

!7618!

PRINT

Date	Time
12/10/20	22:14:13

LAST REV

Date	Time
09/24/18	09:50:26
apro	
7618	

USER DEFINED

Prior Id # 1:	60445
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSTONE IAN	52455-72		3/24/2009	Family	1	No	No		
GIANOCOSTAS NIC	31572-352		6/30/2000		315,000	No	No		
	12687-714		8/21/1974		36,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/21/2002	90	Porch	2,600	C				3X6 PORCH/STAIRS-N
1/28/2002	61	Dormers	10,000	C				FINISH WORK IN DOR
5/21/2001	339	Dormers	20,000	C				24 FT REAR SHED DO

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	MEAS&NOTICE	BS	Barbara S
1/31/2009	Measured	372	PATRIOT
1/31/2009	Missed Appt.	372	PATRIOT
9/12/2000	MLS	MM	Mary M
1/28/2000	Measured	263	PATRIOT
8/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4147		Sq. Ft.	Site		0	70.	1.31	5									381,087						381,100	

Total AC/HA: 0.09520 | Total SF/SM: 4147 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 381,087 | Spl Credit | Total: 381,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:		%	
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:		%	
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:		%	
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23528433
Const Adj.:	0.98010004
Adj $ / SQ:	151.338
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393373
Depreciation:	73167
Depreciated Total:	320206

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

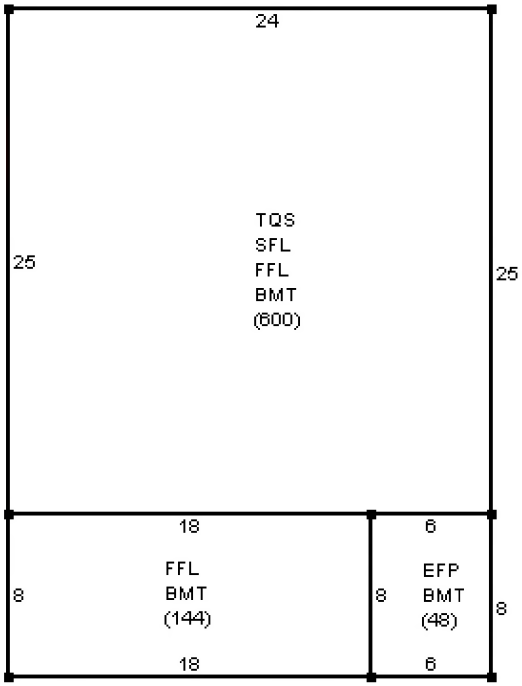
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	151.34
Special Features:	0	Val/Su Net:	121.56
Final Total:	320200	Val/Su SzAd	178.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	792	45.400	35,958
FFL	First Floor	744	151.340	112,595
SFL	Second Floor	600	151.340	90,803
TQS	3/4 Story	450	151.340	68,102
EFP	Enclos Porch	48	71.160	3,415

Net Sketched Area:	2,634			Total:	310,873
Size Ad	1794	Gross Are	2784	FinArea	1794

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0004-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
14	Open Porch	D	Y	1	24	G	GD	2001	55.00	T	10.8	101			1,200			1,200

More:	N	Total Yard Items:	1,200	Total Special Featues:		Total:	1,200